

TRANSFER
TAX
PAID

WARRANTY DEED

I, **REGINALD E. BIZIER** of Vassalboro, in the County of Kennebec and the State of Maine for, and as agent under a Power of Attorney from, **MARC D. BIZIER**, of Winslow, County of Kennebec and State of Maine,

017365

For consideration paid,

grant to **DONALD LUCE**, of Waterville, in the County of Kennebec and the State of Maine

whose mailing address is: 15 Ann Street, Waterville, ME 04901

with **WARRANTY COVENANTS**:

A certain lot or parcel of land situated on the northwesterly side of Ann Street, so-called, and on the southwesterly side of Turner Street, so-called, in **WATERVILLE**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning on the northwesterly right of way line of said Ann Street at the most easterly corner of the land described in the deed of Violet Michaud et al to Todd M. Currie et al, said deed is dated June 18, 1984 and recorded in Kennebec Registry of Deeds Book 2695 Page 290; said point of beginning is located North Forty-five Degrees, Eight Minutes, Twenty-seven Seconds East (N 45 degree 08' 27" E), a distance of seventy (70) feet from an iron pin found at the most southerly corner of the land owned by said Currie; thence by the following courses and distances, to wit:

North Forty-four Degrees, Fifty-one Minutes, Thirty-three Seconds West (N 44 degrees 51' 33" W) along the northeasterly line of the land owned by said Currie, a distance of One Hundred (100) feet to the most northerly corner of the Currie lot; thence

Continuing North Forty-four degrees, Fifty-one Minutes Thirty-three Seconds West (N 44 degrees 51' 33" W) along a northeasterly line of land retained by the grantors herein, a distance of One Hundred (100) feet to a point; thence

North Forty-five Degrees, Eight Minutes, Twenty-seven Seconds East (N 45 degrees 08' 27" E) along a southeasterly line of land retained by the grantors herein, a distance of One Hundred Twenty-five (125) feet to the southwesterly right of way line of Turner Street; thence

South Forty-four Degrees, Fifty-one Minutes, Thirty-three Seconds East (S 44 degrees 51' 33" E) along the southwesterly right of way line of said Turner Street, a distance of One Hundred (100) feet to the most northerly corner of the land described in the deed of Ivan L. Dubay et al to Donald L. Luce, the grantor herein, said deed is dated March 5, 1988 and recorded in said Registry Book 3317 Page 1; thence

South Forty-five Degrees, Eight Minutes, Twenty-seven Seconds West (S 45 degrees 8' 27" W) along the northwesterly line of the land owned by the grantee herein, a distance of Ninety (90) feet to the most westerly corner of the land owned by said Luce; thence

*Same as
5974-255**38-264**4**PO 38-231**PO 38-250*

38-264
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South Forty-four Degrees, Fifty-one Minutes, Thirty-three Seconds East (S 44 degrees 51' 33" E) along the southwesterly line of the land owned by the grantee herein, a distance of One Hundred (100) feet to the most southerly corner of the land owned by said Luce on the northwesterly right of way line of Ann Street; thence

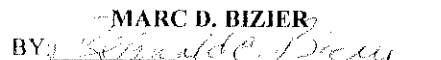
South Forty-five Degrees, Eight Minutes, Twenty-seven Seconds West (S 45 degrees 8' 27" W) along said right of way line, a distance of Thirty-five (35) feet to the point of beginning.

The above described parcel contains Sixteen Thousand (16,000) square feet, more or less. The bearings and distance called in the above description are taken from survey work performed in 1998 for the grantors herein by K & K Land Surveyors, Inc.

Meaning and intending to convey the same premises described in the deed Reginald E. and Dollis H. Bizier to the herein grantor to be recorded in Kennebec Registry of Deeds with these presents.

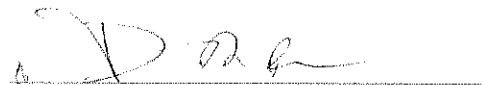
WITNESS my hand and seal this 11th day of June 1999.


Witness

BY: 
MARC D. BIZIER
REGINALD E. BIZIER, His Attorney

STATE OF MAINE, Kennebec, ss. June 11, 1999

Then personally appeared the above named **REGINALD E. BIZIER**, as Attorney in fact for Marc D. Bizier and acknowledged the foregoing instrument to be their free act and deed in his said capacity. Before me,

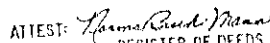


Notary Public (Print Name)
DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 2000



RECEIVED KENNEBEC SS.

1999 JUN 18 AM 10:20

ATTEST: 
REGISTER OF DEEDS